

**MIDDLESEX TOWNSHIP
WORKSHOP MEETING AGENDA
September 27, 2024
7:30 AM**

OFFICIALS PRESENT:	SUPERVISORS:	Chairman Donald S. Geistwhite, Jr. Vice-Chairman Steven Larson
	DIRECTOR OF PUBLIC SAFETY: ZONING/CODES ENFORCEMENT: ASST. CODES/MS4 CO-ORDINATOR: ENGINEER: ROADMASTER: MANAGER:	Chief Steve Kingsborough Mark D. Carpenter Gerald Steigleman Bud Grove Zachary L. Zook Eileen M. Gault

OFFICIALS ABSENT:	SUPERVISOR:	William H. Goodhart
	SOLICITOR:	Keith O. Brenneman

CALL TO ORDER: Chairman Geistwhite called the meeting to order at 7:30 a.m. in the Middlesex Township Municipal Building.

Public Comment: None.

Discussion and possible action on August 7, 2024 & August 23, 2024 minutes: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed to approve the minutes of August 7, 2024 & August 23, 2024.

Discussion and possible action to pay the September 2024 bills: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed to pay the September 2024 bills.

Discussion and possible action on PennDOT Highway Occupancy Permit for Pine Hill Drive/Harrisburg Pike Intersection: Township Engineer Mr. Grove reported that Mr. Lutz with Pine Hill has filed for an HOP for a 4-way intersection and they are requesting a letter of support from the Township stating that we have reviewed and agreed to the access onto Harrisburg Pike. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed to approve the request for a letter of support for the Pine Hill Road and Harrisburg Pike Intersection.

Discussion and possible action on application of Pinnacle Realty Development Company for Zoning Map change from RF-Residential Farm to VC-Village Center for several properties near 106 Wolfs Bridge Road: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed to schedule a public hearing on the Resolution of Pinnacle Realty amending the Middlesex Township Comprehensive Plan Future Land Use Map from Open Space Conservation Category and the Rural Area Category to the Mixed Use Commercial Residential Category for November 22, 2024 at 7:30 a.m.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed to schedule a public hearing on the Ordinance of Pinnacle Realty rezoning lands from RF- Residential Farm to VC- Village Center district zoning for November 22, 2024 at 7:30 a.m.

Discussion and possible action on application of Pinnacle Realty Development Company for Zoning Map change from RF-Residential Farm to VC-Village Center for several property at 151 Wolfs Bridge Road: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed to schedule a public hearing on the Resolution of Pinnacle Realty amending the Middlesex Township Comprehensive Plan Future Land Use Map from Open Space Conservation Category and the Rural Area Category to the Mixed Use Commercial Residential Category for November 22, 2024 at 7:30 a.m.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed to schedule a public hearing on the Ordinance of Pinnacle Realty rezoning lands from RF- Residential Farm to VC- Village Center district zoning for November 22, 2024 at 7:30 a.m.

Discussion and possible action on Final Minor Subdivision Plan for Provco Pinegood Sunday Drive LLC proposed lot line adjustment & Major Preliminary/Final Land Development Plan for proposed Wawa Food Market: Mr. Judd Dayton was present on behalf of the applicant. After some discussion, on the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed to approve the Final Minor Subdivision Plan for Provco Pinegood Sunday Dr, LLC – Proposed Lot Line Adjustment, subject to the following conditions.

1. That the applicant satisfies all comments and conditions of plan approval detailed by the Township Engineer, Bud Grove, P.E. in written review dated August 23, 2024, in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies comments of the Cumberland County Planning Department, in written report dated May 7, 2024, for plat number P24-259, subject to final review by the Zoning Officer.
3. That, when plans are released by Middlesex Township for recording at the Cumberland County Office of the Recorder of Deeds, the applicant records all plan sheets of the plan set.

The representative for the applicant is satisfied with the conditions.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed that, regarding sewage facilities planning for the Preliminary/Final Land Development Plan for Provco Pinegood Sunday Dr., LLC Proposed Wawa Food Market #8236, we approve submission of the completed Sewage Facilities Planning Exemption to PA DEP, subject to their review and approval.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed that we approve waivers of the following five (5) sections of the Middlesex Township Subdivision and Land Development Ordinance No. 8-2017 (SLDO) for the Preliminary/Final Major Land Development Plan for Provco Pinegood Sunday Dr, LLC Proposed Wawa Food Market #8236, subject to the applicant providing written request and justification for each waiver and listing the waivers on the cover sheet of the plan set.

1. [SLDO 301.] – Requirement for separate Preliminary Plan submission
2. [SLDO 707.] – Requirement for installation of sidewalks along property frontage on adjacent streets of Harrisburg Pike, Sunday Boulevard and Hampton Court with required note on plan.
3. [SLDO 703.E.1] – Requirement for pavement materials within the off-street private parking lots; to allow instead an alternate pavement materials design.
4. [SLDO 719.C.6.b] – Requirement for total number and spacing of Street Trees along Hampton Court.
5. [SLDO 719.C.16.f] – Requirement for interior landscaping for parking lots with a gross area over 2,000 sq. ft.

The representative for the applicant is satisfied with the waivers.

On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed that we approve the Preliminary/Final Major Land Development Plan for Provco Pinegood Sunday Dr., LLC Proposed Wawa Food Market #8236, subject to the following conditions:

1. That the applicant satisfies all comments and conditions of plan approval detailed by the Township Engineer, Bud Grove, P.E. in written review dated August 23, 2024, in a manner acceptable to the Township Engineer, subject to his final review.
2. That the applicant satisfies comments of the Middlesex Township Municipal Authority, in written report by Authority Manager, Rory L. Morrison, dated April 30, 2024, subject to his final review.
3. That the applicant satisfies comments of the Cumberland County Planning Department, in written report dated May 7, 2024, for plat number P24-259, subject to final review by the Zoning Officer.
4. That the applicant obtains an NPDES Permit for the development project on this plan, prior to the Township signing and releasing the plan for recording.
5. That per Section 710.E.2.b. of the Subdivision and Land Development Ordinance No. 8-2017, as amended, the applicant pays to Middlesex Township the required fee in lieu of dedication of park and recreation areas for the non-residential subdivision of \$1,000 per disturbed acre of development area, prior to the plans being signed by the Township and released for recording; subject to review and approval of disturbed acre calculation by the Township Engineer.
6. That, when plans are released by Middlesex Township for recording at the Cumberland County Office of the Recorder of Deeds, the applicant records all plan sheets of the plan set.

The representative for the applicant is satisfied with the conditions.

Discussion and possible action on the Cumberland County Small Bridge Program and Mill Road Bridge: Roadmaster Mr. Zook reported that this program was started about a year ago with the first step being to inspect all the locally owned bridges. Mill Road Bridge had failed and needed to be closed immediately. The County had compiled a list of bridge ranking, prioritization and cost estimates. Mill Road is #1 on the County list. This is a continuing program with some funds available with a 50% match. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed to authorize the Roadmaster to move forward with repairing Mill Road Bridge.

Discussion and possible action on Grange Development – Recreation Fee in Lieu of Dedication for Phase 1: Zoning Officer Mr. Carpenter reported that the Grange is including some recreation facilities in Phase 1 and they have calculated what they should pay per residential dwelling unit. There was a motion at a previous meeting that approved the fee inaccurately at \$550 per dwelling unit. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed to reduce the Charter Homes Recreation Fee-In-Lieu to \$368 per residential dwelling unit in Phase 1.

Discussion and possible action on the request for release of Improvement Security for Preliminary/Final Land Development Plan for Jack Williams Tire & Auto Service Center: Township Engineer Mr. Grove reported that he had previously recommended that the Improvement Security is reduced subject to two conditions. The 2nd condition has not been met; therefore, Mr. Grove recommends the request be denied. On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed to on the recommendation of the Township Engineer Mr. Grove, to deny the request to release the Improvement Security.

Discussion and possible action to hire John D. Hackman as a full-time employee for the Highway Department: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed to hire Mr. John D. Hackman as a full-time employee for the Highway Department, with a 6-month probationary period, starting October 7, 2024.

Discussion and possible action on request from Organic Remedies to open up the blackout screens to display pink lights in support of Breast Cancer Awareness Month: After some discussion, on the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was agreed to allow Organic Remedies to

open up the blackout screens to display pink lights every Sunday from 6-9 p.m. during the month of October in Support of Breast Cancer Awareness.

Discussion and possible action on the PMRS 2025 Minimum Municipal Obligation (MMO) for the Non-Uniform & Police Pension Plans: On the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to approve the PMRS 2025 Minimum Municipal Obligation (MMO) for the Police Pension Plan (21-039-5 P) and the Non-Uniform Pension Plan (21-039-5 N).

Township Board / Staff Comments: Zoning Officer Mr. Carpenter reported that there is some discussion about Storage Lots for recreation vehicles on the approximate 25 acres on Claremont and Harmony Hall by Storage Construction LLC.

Mr. Carpenter stated there has been a lot of interest for solar energy panels.

Roadmaster Mr. Zook reported that the Township is prepared with salt for winter snow plowing if needed.

Township Engineer Mr. Grove reported that Cumberland Knoll has started and revised the design for the force main.

The Township Manager then read the following on behalf of the Recreation Director Mrs. Jumper:
The Fall Festival was a success. We had great weather, lots of fun and many participants. (Around 600 people in attendance.) Every year, I leave the Fall Festival thinking about how many dedicated people it takes to make such an event happen. I wanted to share special thanks to Chief Kingsborough for his leadership and support of the Fall Festival. The Police Department has added new energy and excitement to the event, and it couldn't happen without the support of Chief Kingsborough. Special thanks to Corporal Kinsler, Officer Boehme and Officer Foose for being good sports and manning the Dunk Tank. Jason also collected lots of donation for the prize give aways. Thanks to Officer Smith for attending too. Special thanks to Roadmaster Zach Zook for his leadership and support for the festival. Special thanks to Zach and the Highway crew for making the park sparkle and helping with the pre/post event details and for being at the event and taking care of any maintenance issues on the spot. Thanks to Kevin for driving the tractor for the hayrides. Thanks to Jerry for all his help and Eileen, Beth and Robin for their office support. Thank you to the Supervisors for supporting this event. We have an amazing team at Middlesex!

Executive Session: There being no further business, on the motion of Chairman Geistwhite, seconded by Vice-Chairman Larson, it was unanimously agreed to adjourn the meeting at 8:20 a.m. for an Executive Session with no action to be taken as a result.